

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 HAMILTON STREET DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

52 CHRISTIE STREET DEER PARK VIC 3023

\$686,000

17-May-25

2/21 LEWIN STREET DEER PARK VIC 3023

\$630,000

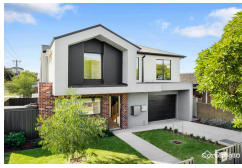
28-Mar-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 June 2025

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**52 CHRISTIE STREET DEER PARK  
VIC 3023**

 3  2  1

Sold Price

<sup>RS</sup> **\$686,000**

Sold Date

**17-May-25**

Distance

**0km**



**2/21 LEWIN STREET DEER PARK  
VIC 3023**

 3  2  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**28-Mar-25**

Distance

**1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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